

# STRATEGIC R&D

1300 EUBANK BLVD SE & 10421 DEVELOPMENT RD SE, ALBUQUERQUE, NM 87123

FOR  
LEASE

## BACK ON THE MARKET!



### LEASE

- » **Rate:** \$17.50/RSF NNN
- » Eubank: 84,806 RSF
- » Development Rd: 20,737 RSF
- Total RSF:** 105,543

### FEATURES

- » Located in the Sandia Research Park with immediate access to KAFB gate
- » SCIF Rooms
- » Multiple grade level docks, oversized, & dock high
- » 232 Parking spaces
- » Zoned: NR-C and NR-BP
- » Fenced Secured Parking
- » ORBIT Network Fiber
- » 1000 KVA and 500 KVA Transformers.
- » 277/480 Volt. Three phase/four wire. 2,500 amps and 1,600 amps
- » Cranes: Acco Wright 2 ton, Lode Rail ½ ton, and Gorbel ½ ton bridge
- » Security System in place

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**FOR LEASE** | 1300 EUBANK BLVD SE &  
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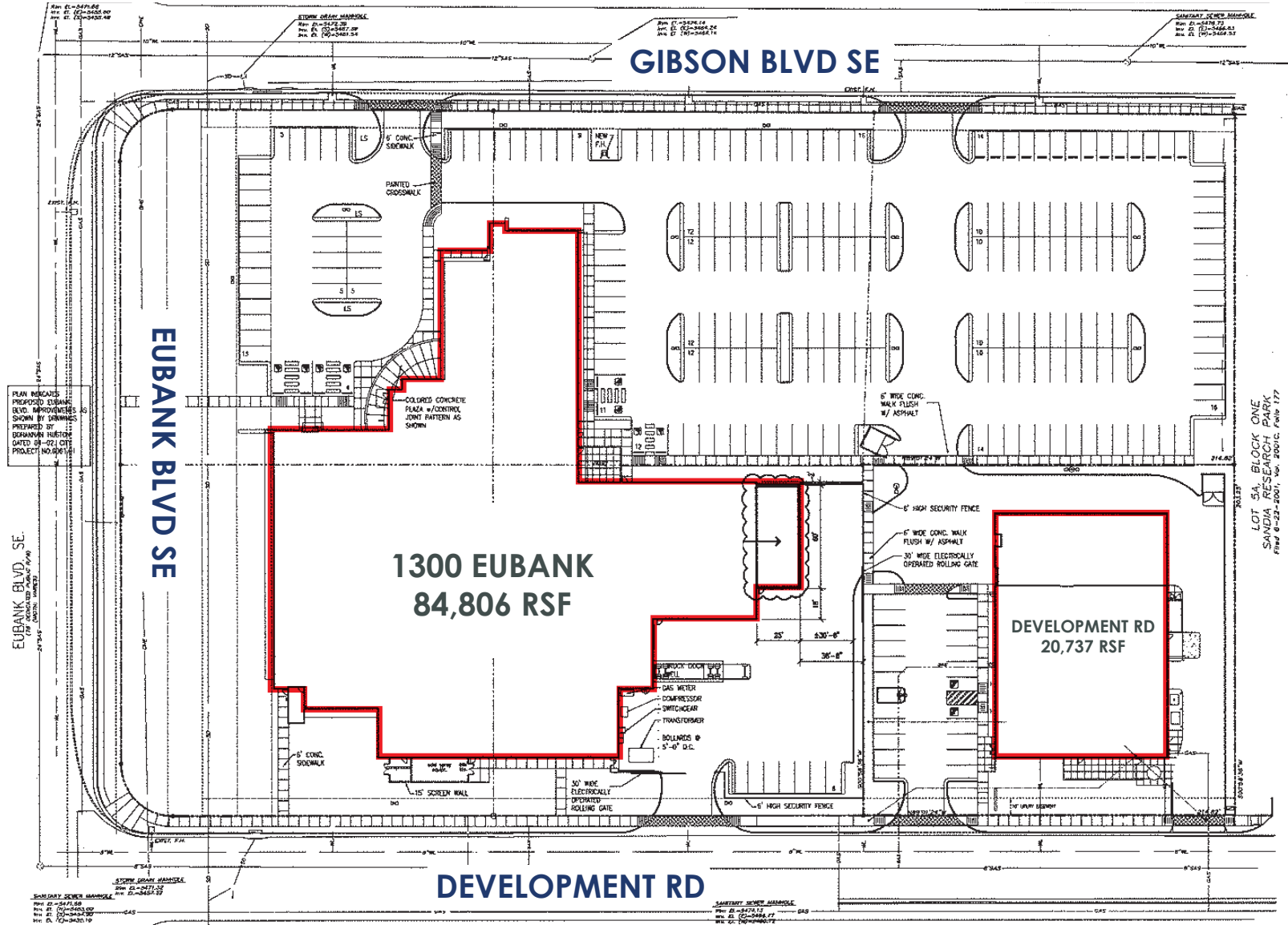




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SITEPLAN

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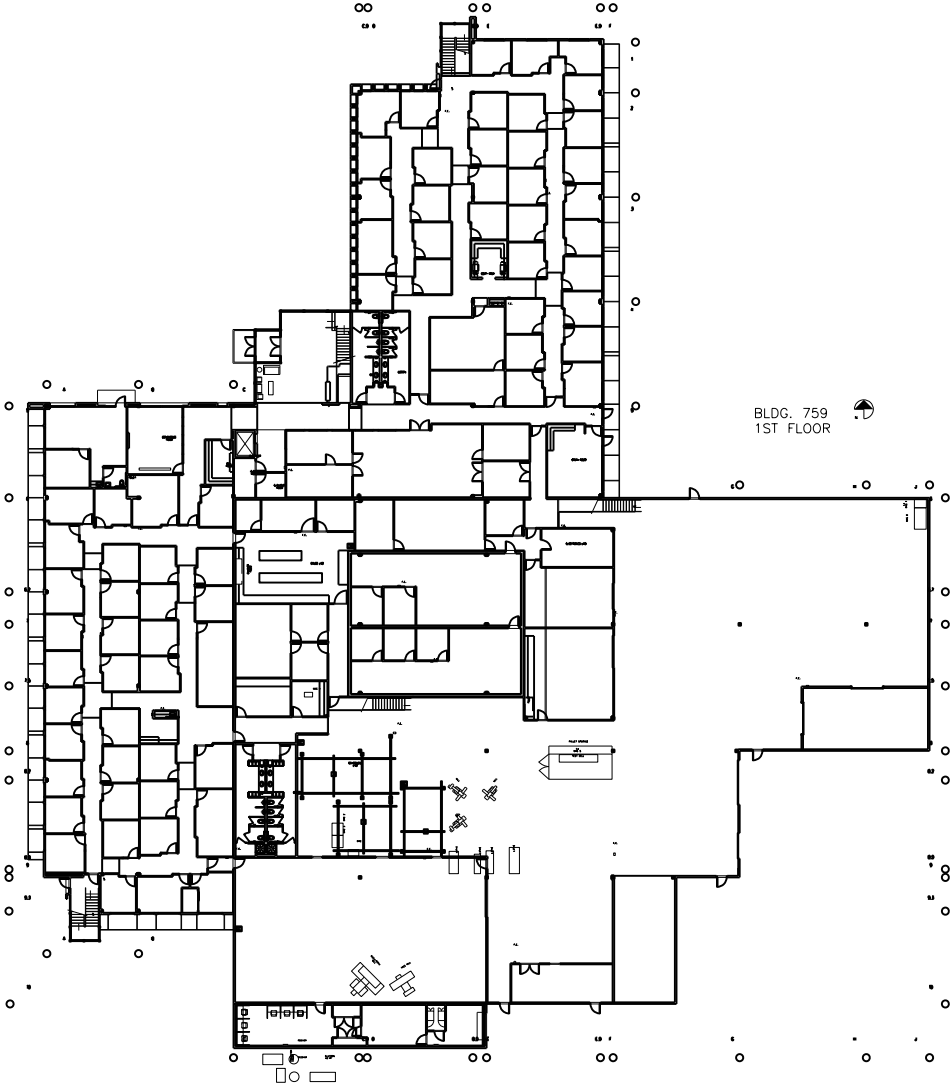


# STRATEGIC R&D

1300 EUBANK BLVD SE - FIRST FLOOR

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54,997 RSF



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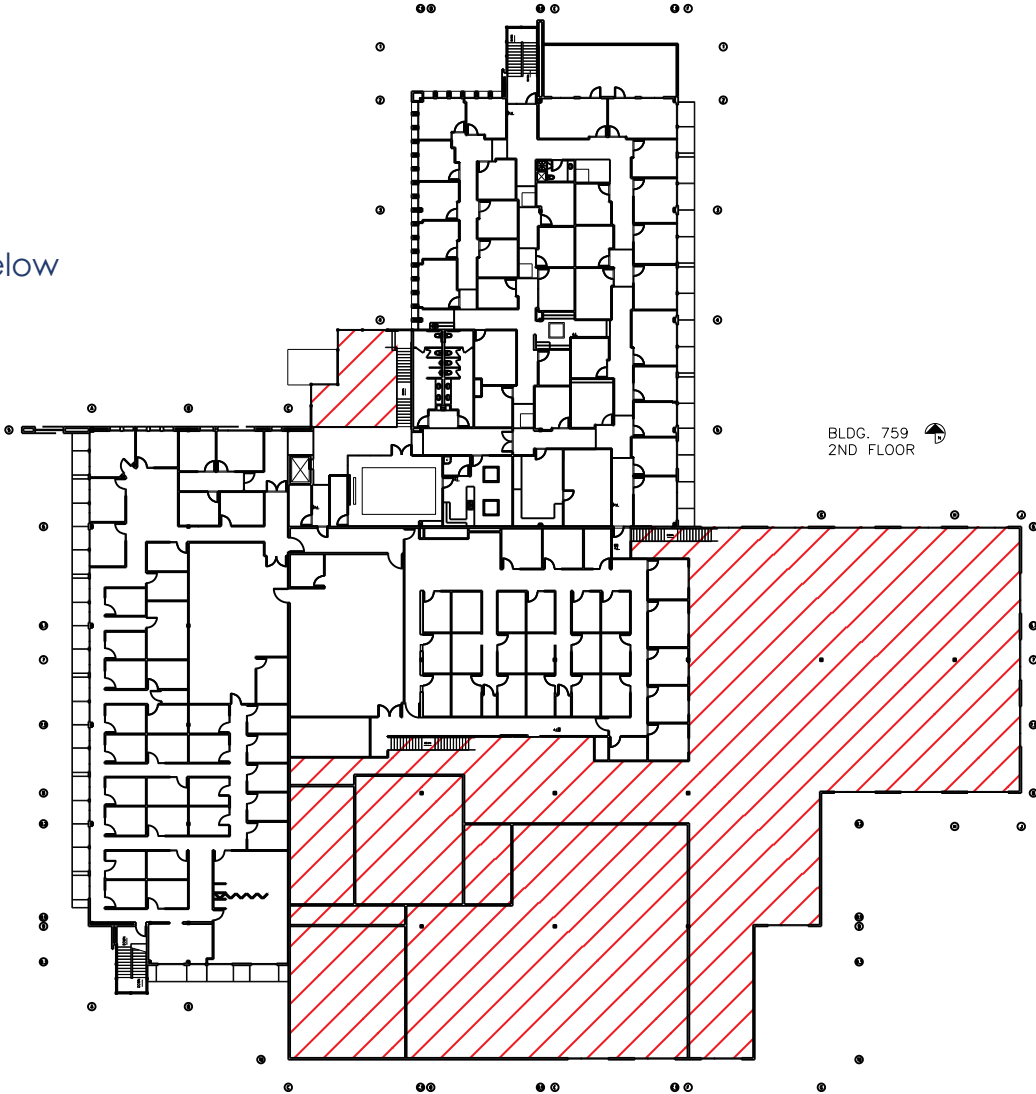
# STRATEGIC R&D

1300 EUBANK BLVD SE - SECOND FLOOR

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**29,809 RSF**

 Indicates high bay or atrium open to below



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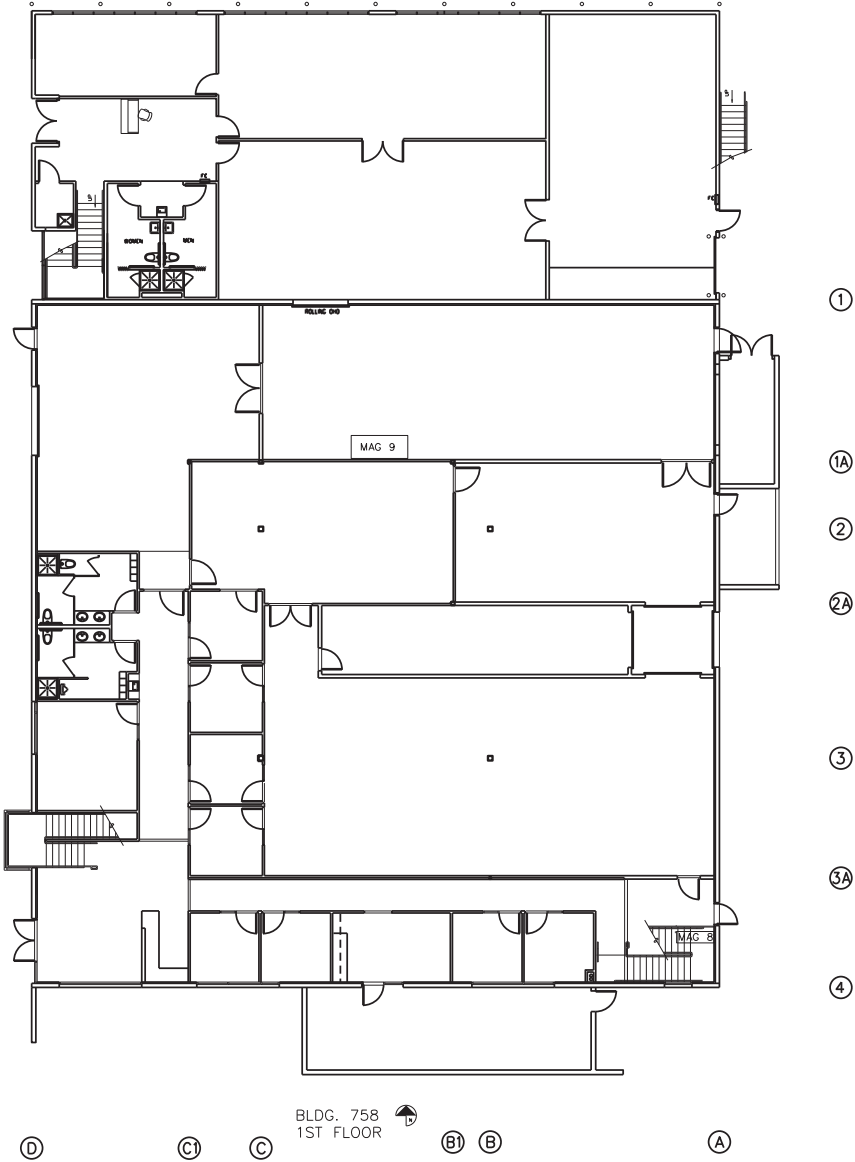


# STRATEGIC R&D

10421 DEVELOPMENT RD - FIRST FLOOR

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14,472 RSF



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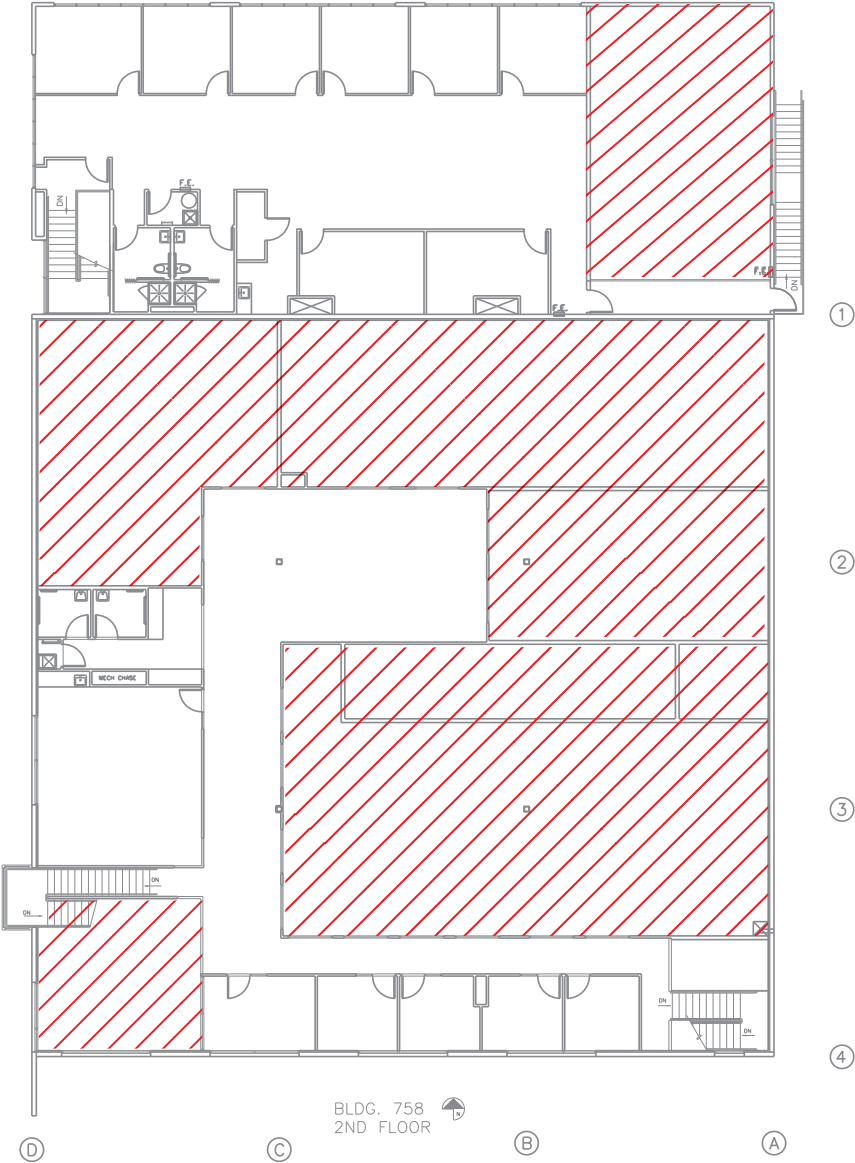
# STRATEGIC R&D

10421 DEVELOPMENT RD - SECOND FLOOR

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6,266 RSF

 Indicates high bay or atrium open to below



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# STRATEGIC R&D

AERIAL VIEW

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## AREA OVERVIEW

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# STRATEGIC R&D

## DRIVE TIME DEMOS

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**10 MINUTE DRIVE TIME**



**Population - 126,972**



**Avg HH Income - \$59,655**



**20 MINUTE DRIVE TIME**



**Population - 325,494**



**Avg HH Income - \$69,468**



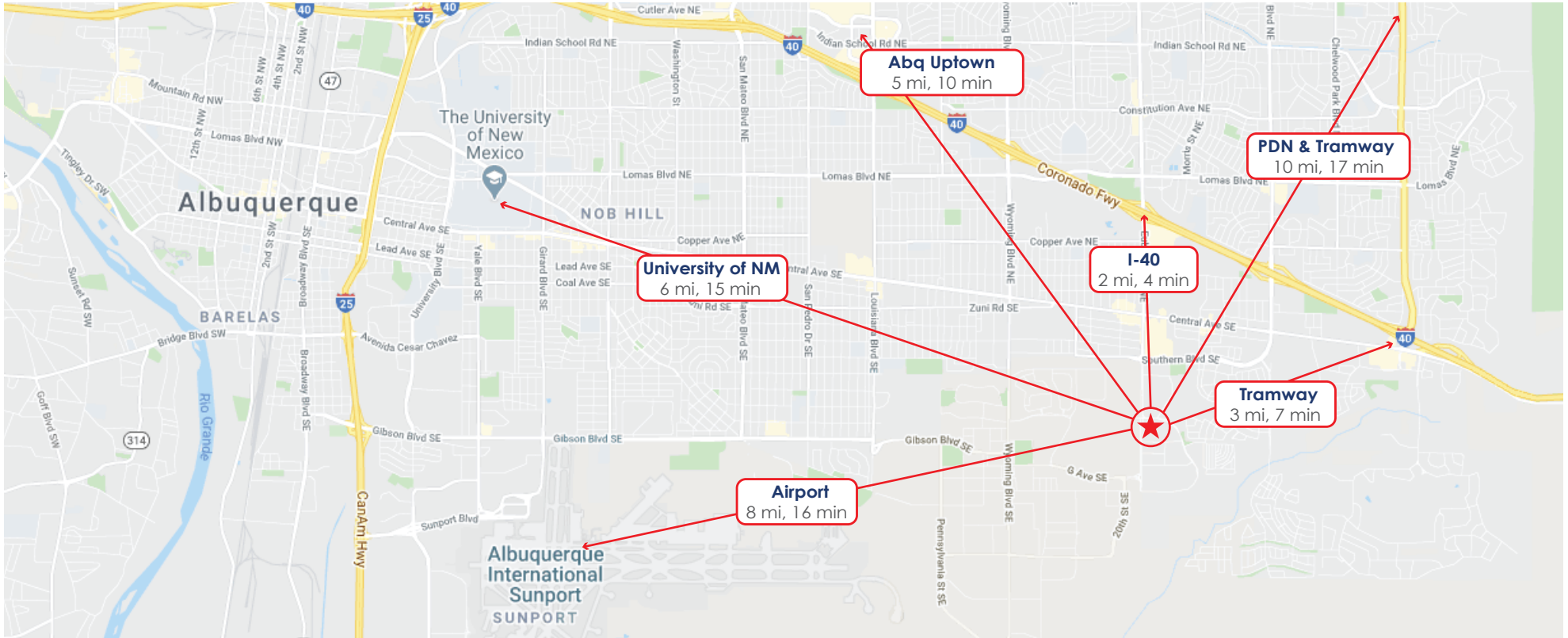
**30 MINUTE DRIVE TIME**



**Population - 523,159**



**Avg HH Income - \$76,741**



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# STRATEGIC R&D

CONTACT INFORMATION

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## CONTACT

### SCOTT THROCKMORTON, SIOR

Owner/Broker

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☎ 505.855.7602

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